

**AGENDA**  
**CITY OF RIVERSIDE**  
**CITY PLANNING COMMISSION**  
1,879th Meeting



**9:00 a.m. April 7, 2005**  
COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

**PLEASE NOTE:** The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

**THE FOLLOWING BUSINESS TO BE CONDUCTED**

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

1. **ADMINISTRATIVE PLANNING CASE P04-1080 (Continued from March 17, 2005):** Proposed Minor Conditional Use Permit by Mark Moscal on behalf of Nations Rent to install a 2,000 gallon above ground fuel tank for non-commercial use at an existing equipment rental and storage facility on approximately 6 acres located at 3275 Columbia Avenue, situated at the northwesterly corner of Columbia Avenue and Primer Street, in the C-3 General Commercial Zone.
2. **PLANNING CASE P04-1039 (Continued from March 17, 2005):** Proposed Environmental Initial Study of a grading plan by Loren Brucker on behalf of Elmer Marroquin to create an approximately 11,000 square-foot split level building pad to accommodate an approximately 4,054 square-foot, two-story single family residence on approximately 0.78 vacant acres located at 4737 Indian Hill Road, situated on the northwesterly side of Indian Hill Road, northerly of Mission Inn Avenue, in the RC - Residential Conservation Zone. Related deviations to the Grading Ordinance may be considered. *(This project also involves Certificate of Appropriateness and Variance applications, Planning Cases P04-0753 and P04-1232.*

D. **PUBLIC HEARINGS** - 9:00 a.m.

- 3a. **PLANNING CASE P04-0803 (Continued from March 17, 2005):** Proposed Tract Map 32476 by CSL Engineering on behalf of the Merickel Companies to subdivide approximately 23 acres of vacant land into 34 lots for the future development of single family residences, situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue, in the RC - Residential Conservation and R-1-65-Single Family Residential Zones. *(This case is being concurrently heard with Planning Case P04-0967.) (The applicant requests further continuance to April 21, 2005.)*
- 3b. **PLANNING CASE P04-0967 (Continued from March 17, 2005):** Proposed general plan amendment by CSL Engineering on behalf of the Merickel Companies to amend the General Plan land use designation for approximately 8.8 acres of vacant land situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue from RHS - Hillside Residential to RLD - Low Density Residential. *(This case is being heard concurrently with Planning Case P04-0803.) (The applicant requests further continuance to April 21, 2005.)*
- 4a. **PLANNING CASES P04-1476 and P04-1477 (Continued from March 17, 2005):** Proposed planned residential development and design review by Withee Malcolm Architects on behalf of Lard investments L.P. to establish a 95 unit planned residential development with 95 one, two and three-bedroom apartment units together with parking, private and common open space areas on approximately 4.42 acres developed with several abandoned

- accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, in the R-1-65 Single Family Residential Zone. *(These cases are being heard concurrently with Planning Case P04-1478.) (The applicant requests further continuance to April 21, 2005 and staff concurs.)*
- 4b. **PLANNING CASE P04-1478 (Continued from March 17, 2005):** Proposed rezoning by Withee Malcolm Architects on behalf of Lard Investments L.P. to amend the Municipal Code (Title 19) to rezone approximately 4.42 acres developed with several abandoned accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, from the R-1-65 Single Family Residential Zone and the C-2 - Restricted Commercial Zone to the R-3 Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1476 and P04-1477.) (The applicant requests further continuance to April 21, 2005 and staff concurs.)*
- 5a. **PLANNING CASE P04-1540 (Continued from March 17, 2005):** Proposed rezoning by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to amend the Municipal Code (Title 19) to rezone 4 parcels totaling approximately 3 acres, each developed with single family residences and related accessory buildings, located at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange, from the R-1-65- Single Family Residential Zone to the R-3-Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1541, P04-1542, and P04-1543.) (The applicant requests further continuance to April 21, 2005 and staff concurs.)*
- 5b. **PLANNING CASE P04-1541 (Continued from March 17, 2005):** Proposed Tract Map 33290 by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to subdivide 4 existing parcels developed with 4 single family residences and related accessory buildings totaling approximately 3 acres for condominium purposes to facilitate development of a 65 unit residential condominium project, located at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange in the R-1-65-Single Family Residential Zone (Proposed R-3-Multiple Family Residential Zone under related Planning Case P04-1540). *(This case is being heard concurrently with Planning Cases P04-1540, P04-1542, and P04-1543.) (The applicant requests further continuance to April 21, 2005 and staff concurs.)*
- 5c. **PLANNING CASES P04-1542 and P04-1543 (Continued from March 17, 2005):** Proposed Planned Residential Development permit and design review of a plot plan and building elevations by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to establish a 65 unit planned residential development with 65 two bedroom units together with parking, private and common open space on approximately 3 acres currently developed with four single family residences and related accessory buildings at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange, in the R-1-65-Single Family Residential Zone (Proposed R-3-Multiple Family Residential Zone under related Planning Case P04-1540). *(This case is being heard concurrently with Planning Cases P04-1540 and P04-1541.) (The applicant requests further continuance to April 21, 2005 and staff concurs.)*

- 6a. **PLANNING CASE P05-0123:** Proposal of Canty Engineering Group Inc. on behalf of Imperial Stations, Inc. to amend the Downtown Specific Plan to allow the off-sale of beer and wine at service stations on parcels adjacent to freeway on or off ramps in the DSP-JC - Downtown Specific Plan - Justice Center District subject to consideration of a Conditional Use Permit. *(This case is being heard concurrently with Planning Case P04-1583.) (The applicant requests continuance to April 21, 2005 and staff concurs.)*
- 6b. **PLANNING CASE P04-1583:** Proposal of Canty Engineering Group Inc. on behalf of Imperial Stations, Inc. for a revised conditional use permit to allow beer and wine sales at an existing automotive fueling station/mini-market on an approximately 0.56 acre parcel located at 3315 Fourteenth Street, situated on the northwest corner of Fourteenth and Mulberry Streets in the DSP-JC - Downtown Specific Plan Justice Center District. *(This case is being heard concurrently with Planning Case P05-0123.) (The applicant requests continuance to April 21, 2005 and staff concurs.)*
7. **PLANNING CASES P05-0158 & P05-0159:** Proposal of VRA Architects, Inc. on behalf of Altura Credit Union for a conditional use permit and design review to relocate and expand the number of drive-up automatic teller machines and reduce the size of an existing 10,850 square-foot financial institution building on an approximately 1.15 acre site developed with a financial institution, a drive-up automated teller machine and related parking facilities at 6403 Riverside Avenue, situated on the northwesterly corner of Riverside Avenue and Carlsbad Way, in the RO - Restricted Office and P - Parking Zones.
- 8a. **PLANNING CASE P05-0005 (Continued from March 3, 2005):** Proposed rezoning by A.A. Webb on behalf of Thompson-Kimmel Land Company to amend the Municipal Code (Title 19) to rezone approximately 1.6 vacant acres, situated on the northwesterly corner of El Cerrito Drive and Sycamore Canyon Boulevard, from the R-3-Multiple Family Residential Zone to the R-1-65-Single Family Residential Zone. *(This case is being heard concurrently with Planning Case P04-1516.)*
- 8b. **PLANNING CASE P04-1516 (Continued from March 3, 2005):** Proposed Tract Map 32820 by A.A. Webb Associates of behalf of Thompson-Kimmel Land Company, to subdivide approximately 21 vacant acres into 44 lots for single family residential purposes, situated on the northwesterly side of El Cerrito Drive, southwesterly of State Highway 60 in the R-1-65 -Single Family Residential, R-1-80-Single Family Residential and R-3-Multiple Family Residential Zones. *(This case is to be heard concurrently with Planning Case P05-0005.)*
9. **PLANNING CASES P04-1419 & P04-1420 (Continued from March 3, 2005):** Proposed rezoning and design review of a plot plan and building elevations by TR Design Group and the Hunt Group on behalf of Macias Furniture to amend the Municipal Code (Title 19) to rezone an approximately 0.85 acre vacant parcel at 4175 Van Buren Boulevard, situated on the easterly side of Van Buren Boulevard, southerly of California Avenue, from the RO - Restricted Office Zone to the C-2 Restricted Commercial Zone to facilitate the development of a 19,250 square-foot two-story furniture store and related on-site parking and landscaped areas.

10. **PLANNING CASE P05-0138:** Proposal of Ian Wilson Land Surveying on behalf of Olimpia Lusca S. Council for Parcel Map 33187, a proposal to subdivide approximately 0.53 acre, developed with a single family residence and attached garage into 2 parcels, located at 4467 Nellie Street, situated on the easterly side of Nellie Street between Duncan Avenue and Delano Drive, in the R-1-65 - Single Family Residential Zone.

9:30 a.m.

11. **PLANNING CASES P05-0087 and P05-0088:** Proposal by Jim Pfeil on behalf of Central Coast Oil for a conditional use permit and design review to expand an existing service station site by adding a 1000 square-foot car wash building and to request the off-site sale of alcohol for the approximately .54 acre site developed with an existing service station at 3498 Central Avenue, situated on the southeast corner of Central Avenue and Riverside Avenue in the C-2 Restricted Commercial Zone. *(The applicant requests continuance to the April 21, 2005 meeting and staff concurs.)*
12. **PLANNING CASE P04-1398:** Request by David Gregory for variances related to a bus storage yard on an approximately .29 acre vacant lot at 4770 Commerce Avenue, situated on the northeasterly corner of Commerce Avenue and Date Street, in the M - 1 - Light Manufacturing Zone. **Variances requested:** 1) to permit a 12-foot front yard landscape setback along Commerce Street where the Code requires a minimum 20-foot front yard landscape setback; and 2) to permit a 2-foot side yard landscape setback along Date Street where the Code requires a minimum 20-foot side yard landscape setback.
13. **PLANNING CASE P05-0062:** Proposed environmental review of a proposal by the City of Riverside Public Works Department for the street widening of an approximate 3,500-foot section of Victoria Avenue between La Sierra Avenue and Boundary Lane, including pavement for an additional drive lane and a bike lane on the southerly side of Victoria Avenue and a raised center median.

10:00 a.m.

14. **PLANNING CASE P05-0100:** Proposal by David Geriguais on behalf of La Sierra University for variances related to the establishment of a sign program throughout the university campus on approximately 56 acres, developed with the existing La Sierra University, at 8500 Riverwalk Parkway, situated on the westerly side of Riverwalk Parkway, between Sierra Vista Avenue and Raley Drive, in the RA-Residential Agricultural, RC-Residential Conservation and R-3 - Multi-Family Residential Zones. **Variances Requested:** 1) to allow nine 62 square-foot freestanding monument identification signs at campus entry points, where the code allows one 24-square foot monument identification sign for each street frontage, and 2) to allow freestanding vehicular directional signs and freestanding pedestrian map directional signs that exceed the maximum code allowed 6-square foot size and 4-foot height for directional signs. *(The applicant requests continuance to the April 21, 2005 meeting and staff concurs.)*

E. **DISCUSSION OF FUTURE AGENDA ITEMS**

F. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

15. Report from the City Planning Commission representative to the City Land Use Committee.
16. Recent City Council actions of interest to the City Planning Commission.
17. Briefing on upcoming agenda items.

G. **MINUTES** The minutes of January 6, 2005 to be presented for approval.

H. **PUBLIC HEARING - 6:00 p.m.**

18. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

I. **ADJOURNMENT**

Adjournment to the April 21, 2005 meeting at 9:00 a.m. in the Art Pick Council Chambers.